

SCOTTSDALE

PLANNING COMMISSION MEETING

*AMENDED MEETING NOTICE AND AGENDA

*ADDED ITEM No. 8



PLANNING COMMISSION BOARD

Michael D'Andrea, Chair
Ed Grant, Vice-Chair
Jay Petkunas

Matthew Cody
Michael Edwards
David Brantner
Erik Filsinger

Wednesday, September 21, 2011

5:00 P.M.

MARKED AGENDA

PLANNING COMMISSION MEETING

Call to Order – City Hall Kiva Forum, 3939 N. Drinkwater Boulevard

Roll Call – **All Present; Commissioner Petkunas left at 8:22p.m.**

Minutes

1. Approval of September 14, 2011 Regular Meeting Minutes including Study Session.
Approved 7-0; Motion by Filsinger, 2nd by Brantner.

ACTION ITEMS

How the Action Agenda Works: The Planning Commission may take one vote on all items on the Continuance Agenda and one vote on all items on the Expedited Agenda, or may remove items for further discussion as appropriate. The Planning Commission takes separate action on each item on the Regular Agenda.

Persons interested in commenting on any item may complete a Comment Card for each item and submit it to Staff. Those wishing to speak are customarily given three minutes to speak on each item. Additional time may be granted to a designated speaker representing two or more persons (please submit cards together). **Comment cards must be submitted before public testimony has begun on any item.**

REGULAR AGENDA

2. [6-GP-2011 \(Zocallo Residential\)](#) Request by owner for a Non-Major General Plan Amendment to the Greater Airpark Character Area Plan Future Land Use Map from Airpark Mixed Use (AMU) to Airpark Mixed Use-Residential (AMU-R) on a 6.42 +/- acre site located at 15440 N. Greenway-Hayden Loop, near the northwest corner of N. Greenway-Hayden Loop and N. 73rd Street. Staff contact person is Brad Carr, AICP, 480-312-7713. **Applicant contact person is John Berry, 480-385-2727.**

Item No. 2: Recommended City Council approve case 6-GP-2011, for a non-major General Plan amendment to amend the Scottsdale General Plan 2001 Greater Airpark Character Area Plan Future Land Use map from Airpark Mixed Use (AMU) to Airpark Mixed Use Residential (AMU-R) for the subject property, by a vote of 7-0; Motion by Grant, 2nd by Filsinger.



PERSONS WITH A DISABILITY MAY REQUEST A REASONABLE ACCOMMODATION BY CONTACTING BRANDON LEBOVITZ AT (480-312-4213). REQUESTS SHOULD BE MADE 24 HOURS IN ADVANCE, OR AS EARLY AS POSSIBLE TO ALLOW TIME TO ARRANGE ACCOMMODATION. FOR TTY USERS, THE ARIZONA RELAY SERVICE (1-800-367-8939) MAY CONTACT BRANDON LEBOVITZ AT (480-312-4213).

3. [10-ZN-2011 \(Zocallo Residential\)](#) Request by owner to rezone from Highway Commercial District (C-3) zoning to Planned Unit Development (PUD) District zoning including amended development standards for Average Setback, on a 6.42 +/- acre site located at 15440 N. Greenway-Hayden Loop, near the northwest corner of N. Greenway-Hayden Loop and N. 73rd Street. Staff contact person is Brad Carr, AICP, 480-312-7713. **Applicant contact person is John Berry, 480-385-2727.**

Item No. 3: Recommended City Council approve case 10-ZN-2011, per the staff recommended stipulations, by a vote of 7-0; Motion by Grant, after finding that the Planned Unit Development Criteria have been met, and after determining that the proposed zoning map amendment is consistent and conforms with the adopted General Plan and the Greater Airpark Character Area Plan, 2nd by Filsinger.

4. [7-GP-2011 \(Scottsdale Airpark Community\)](#) Request by owner for a Non-Major General Plan Amendment to the Greater Airpark Character Area Plan Future Land Use Map from Airpark Mixed Use (AMU) to Airpark Mixed Use-Residential (AMU-R) on a 12.2 +/- acre site located at 15333 N. Hayden Road. Staff contact person is Brad Carr, AICP, 480-312-7713. **Applicant contact person is Michael Curley, 602-265-0094.**

Item No. 4: Recommended City Council approve case 7-GP-2011, for a non-major General Plan amendment to amend the Scottsdale General Plan 2001 Greater Airpark Character Area Plan Future Land Use map from Airpark Mixed Use (AMU) to Airpark Mixed Use Residential (AMU-R) for the subject property, by a vote of 7-0; Motion by Filsinger, 2nd by Petkunas.

5. [8-GP-2011 \(Crackerjax\)](#) Request by owner for a Non-Major General Plan Amendment to the Greater Airpark Character Area Plan Future Land Use Map from Airpark Mixed Use (AMU) to Airpark Mixed Use-Residential (AMU-R) on a 32 +/- acre site located at 16001 N. Scottsdale Road. Staff contact person is Brad Carr, AICP, 480-312-7713. **Applicant contact person is Buzz Gosnell, 480-951-1100.**

Item No. 5: Recommended City Council approve case 8-GP-2011, for a non-major General Plan amendment to amend the Scottsdale General Plan 2001 Greater Airpark Character Area Plan Future Land Use map from Airpark Mixed Use (AMU) to Airpark Mixed Use Residential (AMU-R) for the subject property, by a vote of 7-0; Motion by Brantner, 2nd by Edwards.

6. [1-GP-2011 \(Shea Character Area General Plan Amendment\)](#) Request by City of Scottsdale to: 1) approve a **Major General Plan amendment** to amend the 2001 General Plan land use Map in the Shea area by changing various land use categories in the area generally located and bounded by the Airpark, Central Arizona Project Canal, and the Scottsdale McDowell Sonoran Preserve in the north, Indian Bend Road and the Salt River Pima-Maricopa Indian Community in the south, the City of Fountain Hills at Palisades Boulevard in the east, and the City of Phoenix at 60th Street and the Town of Paradise Valley to the west; and 2) approve a **Non-Major General Plan amendment** to amend the 2001 General Plan Growth Areas map to designate two new Growth Areas in the Shea Area. The first proposed Growth Area includes properties at and surrounding the Scottsdale Road and East Shea Boulevard intersection and generally bounded by East Mountain View Road to the south; North 75th Street to the east; East Mescal Street to the north; and North 68th Street to the west. The second proposed Growth Area includes properties at and



surrounding the 92nd Street and Shea Boulevard intersection and generally bounded by the Salt River Pima Maricopa Indian Community to the south; North 96th Street to the east, East Cholla Street to the north, and north 85th Place and the 101 Freeway to the west. If the Shea Character Area General Plan amendment request is approved, the approved General Plan changes will likely be carried forward and incorporated into the 2011 General Plan Update (Case 3-GP-2011) when the case is heard and acted upon by the Scottsdale City Council. **Applicant/Staff contact person is Ross Cromarty, 480-312-7918.**

Item No. 6: Recommended City Council approve case 1-GP-2011, for a major amendment to amend the Scottsdale General Plan 2001 Conceptual Land Use Map to change various land use categories in the Shea Character Area on 977+/- acres and for a non-major General Plan amendment to designate two new growth areas surrounding the intersections of Shea Boulevard and Scottsdale Road and Shea Boulevard and 92nd Street; and to incorporate these major and non-major General Plan amendments into the Scottsdale General Plan 2011 (Case 3-GP-2011), by a vote of 7-0; Motion by Brantner, 2nd by Grant.

7. [3-GP-2011 \(2011 General Plan Update\)](#) Request by City of Scottsdale for a **Major General Plan Amendment** to adopt the 2011 General Plan, which amends and updates the current General Plan, in order to revisit and revise the community's long term objectives and land development policies for future growth, development and redevelopment and to amend and update existing General Plan elements and add the new General Plan elements required by State law. The new 2011 General Plan is intended to comply with the State law requiring cities to revisit and adopt a General Plan every ten (10) years and send the adopted General Plan to the voters for ratification, which was last done in 2001. **Applicant/Staff contact person is Ross Cromarty, 480-312-7918.**

Item No. 7: Recommended City Council approve case 3-GP-2011, for a major General Plan amendment to adopt the Scottsdale General Plan 2011 so as to comply with State law requiring cities to revisit and adopt a General Plan every ten (10) years and send the adopted General Plan to the voters for ratification; and to incorporate the recommended major and non-major Scottsdale General Plan 2001 amendments associated with Cases 1-GP-2011/Shea Character Area, 6-GP-2011/Zocallo Residential, 7-GP-2011/Scottsdale Airpark Community and 8-GP-2011/Crackerjacks into the Scottsdale General Plan 2011, by a vote of 7-0; Motion by Grant, 2nd by Filsinger.

- *8. At the request of Chair D'Andrea and Vice-Chair Grant, discussion and possible action on Planning Commission representation at the October 5, 2011 Airport Advisory Commission, and October 18, 2011 and October 25, 2011 City Council hearings, regarding Item Nos. 2-7 above.

Item No. 8: Vice-Chair Grant was selected as the Planning Commission representative to attend the October 5, 2011 Airport Advisory Commission meeting, by a vote of 6-0; Motion by Cody, 2nd by Edwards.

Adjournment – 8:28p.m.



PERSONS WITH A DISABILITY MAY REQUEST A REASONABLE ACCOMMODATION BY CONTACTING BRANDON LEOVITZ AT (480-312-4213). REQUESTS SHOULD BE MADE 24 HOURS IN ADVANCE, OR AS EARLY AS POSSIBLE TO ALLOW TIME TO ARRANGE ACCOMMODATION. FOR TTY USERS, THE ARIZONA RELAY SERVICE (1-800-367-8939) MAY CONTACT BRANDON LEOVITZ AT (480-312-4213).